

**MINUTES OF MEETING
HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on February 18, 2025 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present:

Kathleen Lonergan
Arthur Rhodes
Carol Vaughan
Michael Walsh
Stephen Putman

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Tim Gatz
Tom Martin
Don Brothers
Bob Volbert
Mike Dillard
Mike Amarante
Bonnie Walsh
George Daniels
Bob Napolitano

District Manager
HPCA Grounds Superintendent
Resident
Resident
Resident
Resident
Resident
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS**Public Comments: Agenda Items [3 minutes per person]**

Resident Tom Martin asked about the CDD's plans for Rolling Hills Loop. Ms. Lonergan stated part of the natural wetland is being cleaned. The District Engineer, who is not present at the meeting, coordinated with Environmental Solutions (ES) to clean up the perimeter as far as they can enter it; nothing larger than 5" in diameter can be removed.

Asked if crews cut back dead trees and bushes, Ms. Lonergan stated not if they are inside the wetland; the District Engineer would have to make that determination. Mr. Martin stated there is a dead tree near the edge of his property at 18906 Rolling Hills Loop that has been there for two or three years. He thinks the tree needs to be removed and that the area is an eyesore. Ms. Lonergan asked for the exact location of the tree and stated that the Engineer will need to investigate it and will follow up with Mr. Gatz.

Resident Don Brothers gave a homeowners' perspective on a tree behind his property at 11453 Heritage Point Drive, and stated it is definitely an invasive species on CDD property and the most recent two hurricanes significantly damaged the tree. The previous owner gathered debris and put a pile on CDD land. Mr. Putman inspected the area this morning and photographed the pile and the tree. The tree is a hazard that might land on nearby homes during a hurricane, if it is not removed.

Discussion ensued regarding the debris pile, tree, A-Z Tree Service (A-Z) estimates on the agenda and stump grinding. Mr. Gatz stated item 5 on today's agenda will address this issue.

FOURTH ORDER OF BUSINESS**Update: Operations Activities**

With regard to NWRA-33, the Board had previously approved the ES proposal which needed to be amended. The corrections were made and re-submitted and the work inside NWRA-33 will proceed. Ms. Lonergan read the scope of work, as follows:

"The task is for removal and disposal of several dead or dying bushes around the perimeter and wetland NWRA-33, specifically including the two dead oak and maple tree branches, southwest portion of the area, adjacent to water lilies. We will also attempt to kill back the vines on the north side and southeast site by both cutting at the water level and selective use

of herbicide. We will not be able to eliminate the vines because they are up in the canopy, but we will be able to knock them back meaningfully. While we are onsite, we will also remove and or spray a small invasive in the buffer perimeter that sprouted up since our last task in the wetland area. This work area is the transitional adjacent to the grass backyards and has standing although dead leaves. Care crew has not been able to mow down the dead leaves because of the slope when equipment is placed on it. We will hand pull the weeds, standing weeds and weedwack as needed.”

Asked about the difference between the A-Z scope of work and the ES scope of work, Mr. Adams stated they are similar tasks but with different intensities and different methods; the areas done by ES will likely be more esthetically pleasing because it is more of a handwork approach; whereas, A-Z will use a forestry mulcher, which grinds everything.

FIFTH ORDER OF BUSINESS**Consideration of A-Z Tree Service, LLC
Invoices/Estimates**

- A. Clean Up and Trim [Behind 11453 Heritage Point Drive] \$350**
- B. Remove with Stump Grind [Behind 11453 Heritage Point Drive] \$600**
- C. Forestry Mulch Around Pond [Waterlily Lane and Rolling Hills Loop] \$5,475**

Discussion ensued regarding which proposal to approve.

On MOTION by Mr. Walsh and seconded by Mr. Putman, with all in favor, the A-Z Tree Service, LLC estimate to Remove with Stump Grind Behind 11453 Heritage Point Drive, in the amount of \$600, was approved.

Regarding a recent resident report of a damaged cover from a moving truck, Mr. Adams stated quotes are being obtained for the repair and this item will be discussed further at the next meeting.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of December 31, 2024**

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2024. He responded to questions regarding the investment account with BankUnited, the current interest rate being earned and bank statements.

Staff will resend the statements to the Board.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of December 10, 2024 Regular Meeting Minutes

Ms. Lonergan presented the December 10, 2024 Regular Meeting Minutes.

The following changes were made:

Line 28: Change "Vaughn" to "Vaughan"

Line 21: Delete entire line

Line 135: Change "Mr. Hurley" to "Mr. Gatz"

Line 151: Change "Mr. Walsh" to "Mr. Rhodes"

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the December 10, 2024 Regular Meeting Minutes, as amended, were approved.

- **To Do Action Items List**

Items 1 through 11, 14, 16 and 18 are ongoing.

Items 12, 13, 15 and 17 were completed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker, P.A.

B. District Engineer: Stroud Engineering Consultants

There were no reports from District Counsel or the District Engineer.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: April 15, 2025 at 2:00 PM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Audience Comments: Non-Agenda Items [3 minutes per person]

No members of the public spoke.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Lonergan apologized that she had not followed up nor publicized the workshop, which pursuant to the meeting on December 10, 2024, was to take place today at 1:00 P.M. The CDD can discuss a workshop at a later date.

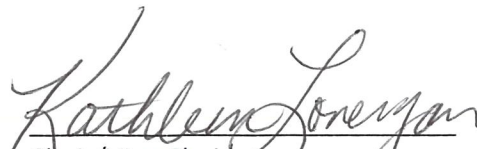
ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the meeting adjourned at 2:24 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/~~Assistant Secretary~~


Chair/~~Vice Chair~~